



FOR LEASE

12301 HAWKINS STREET

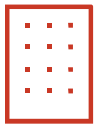
HERITAGE SPRINGS BUSINESS PARK
SANTA FE SPRINGS, CA

132,888 SF Class A Industrial Warehouse + Expansive Office

Jones Lang LaSalle Brokerage, Inc. #01856260

ULTIMATE FLEXIBILITY & SPEED TO MARKET

Experience the unrivaled flexibility of a market-leading plug and play warehouse



Refurbishment Completed

The office space and warehouse have undergone a comprehensive interior and exterior refurbishment.



Prime Location

Strategically placed for excellent access to the 5, 605, 91 and 105 freeways.



Speed to Market

This immediately available space provides a “plug and play” solution that allows for a swift start to operations, reducing any potential downtime.



Dense Working Population

Strategically situated within “business friendly” Santa Fe Springs, this location offers accessibility to a robust labor market.



Last Mile Opportunity

Direct access to over 14 million people within 50 miles of the site, offering prime opportunity for last-mile logistics.

132,888 SF FREESTANDING
INDUSTRIAL WAREHOUSE WITH
SINGLE STORY OFFICE

PROJECT HIGHLIGHTS

- 

Available Building:
132,888 SF
- 

M2 zoning
- 

Office Size: 12,004 SF
(can be modified)
- 

Door-to-floor ratio:
1:7,380 SF
- 

5.4 AC lot – total
site area
- 

Freestanding Industrial
Building
- 

Potential divisibility
allows for multiple
size segments
- 

30' clear height
throughout building
- 

18 dock
high doors
- 

2 ground
level doors
- 

800 amp, 277/480 volt,
3 phase power
- 

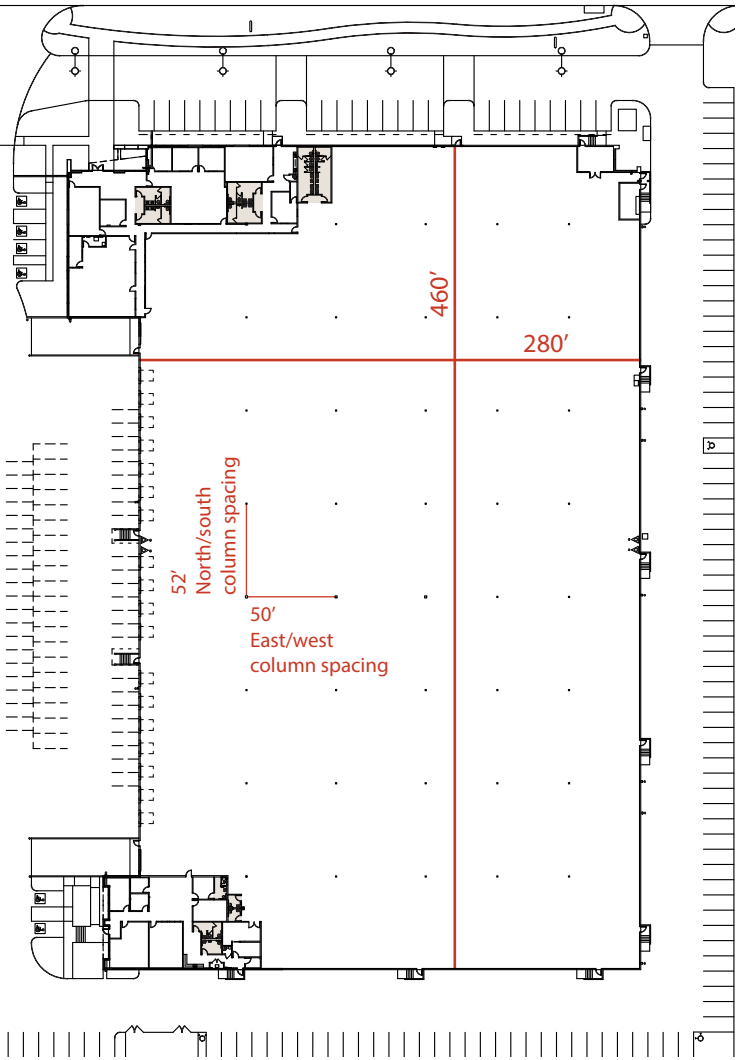
175 Parking
Spaces
- 

ESFR fire
sprinkler
- 

Newly Refurbished Office
Space & Warehouse

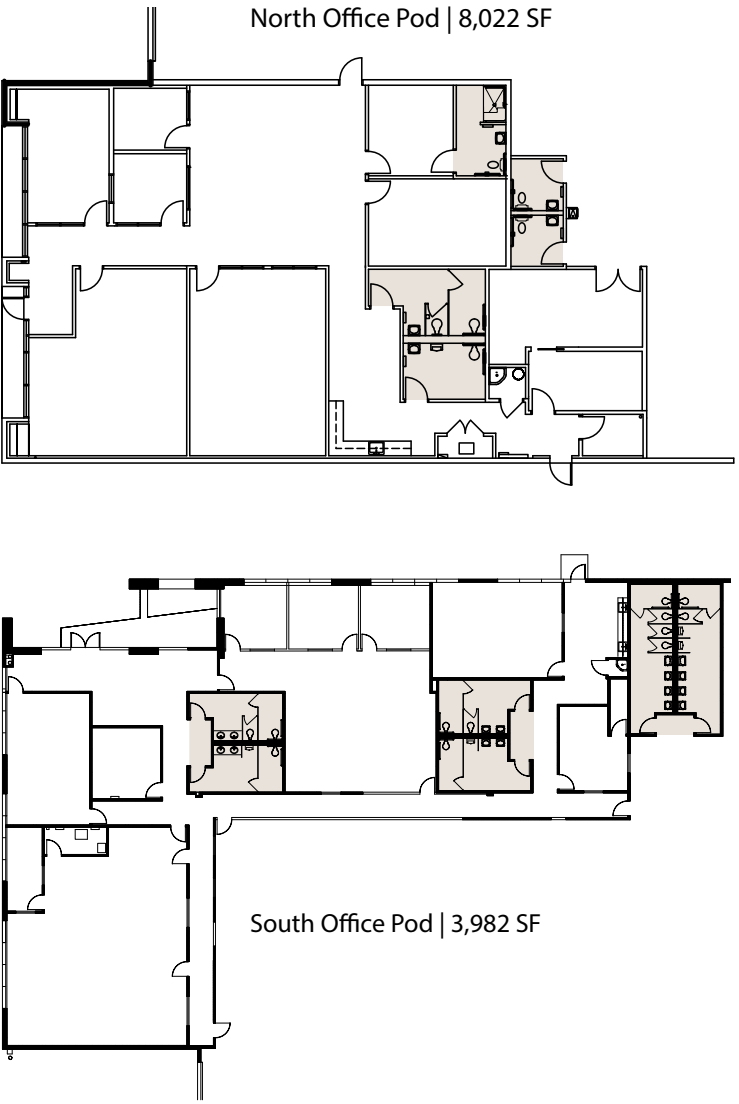
SITE PLAN

132,888 SF



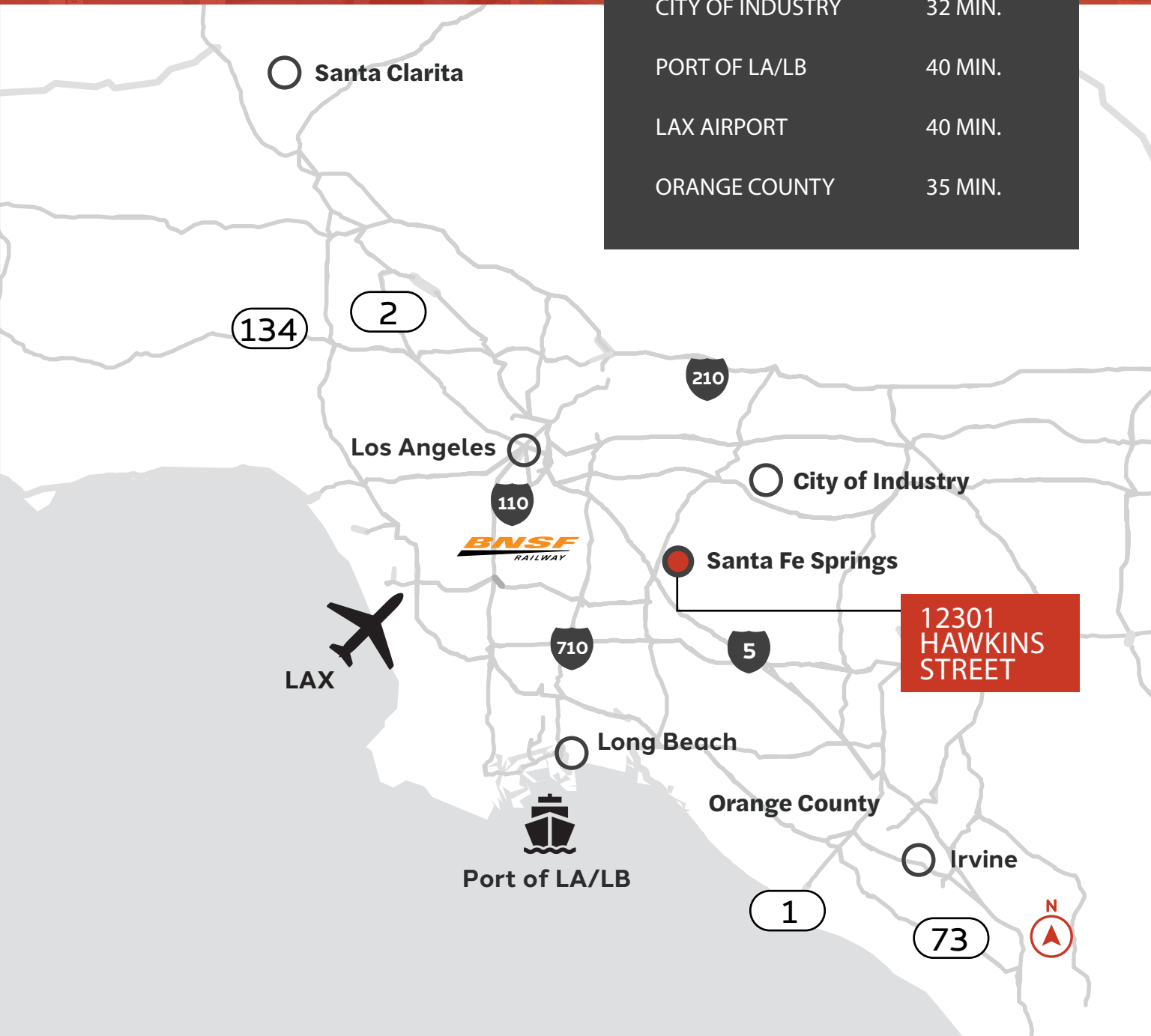
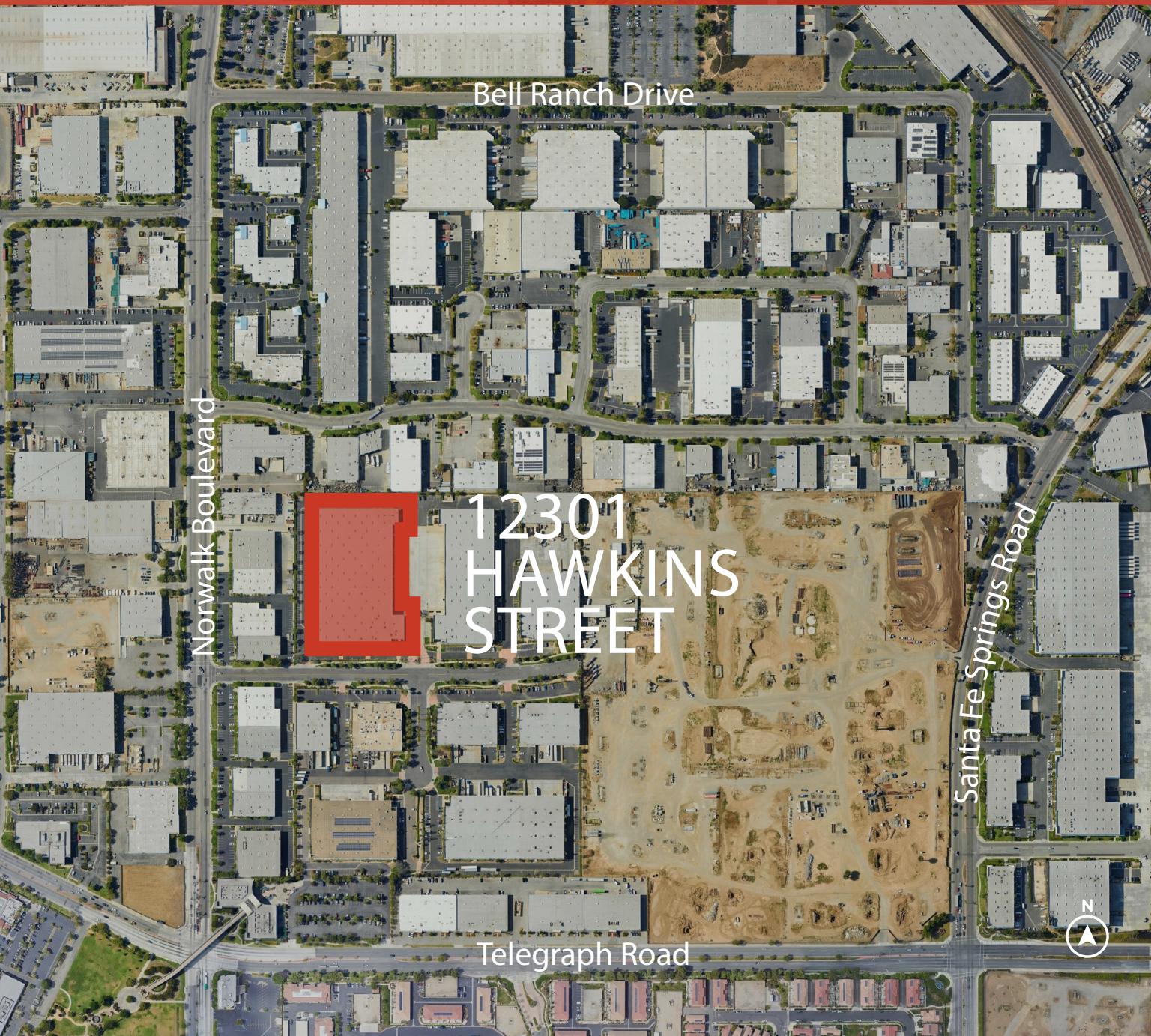
OFFICE PLANS

12,004 SF



Bathrooms

LOCATION



LOCATION	TIME
DTLA	46 MIN.
CITY OF INDUSTRY	32 MIN.
PORT OF LA/LB	40 MIN.
LAX AIRPORT	40 MIN.
ORANGE COUNTY	35 MIN.



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